





**SITE LAYOUT NOTES**

1. INSTALL CONCRETE JOINTS WHERE SHOWN ON PLANS AND DETAILS. ALIGN ON WALLS, BUILDINGS, RADI, ETC. EVENLY SPACE BETWEEN ELEMENTS AS SHOWN. PROVIDE EXPANSION JOINTS BETWEEN CONCRETE PAVEMENT AND ALL VERTICAL ELEMENTS (WALLS, CURBS, ETC.).
2. LAYOUT ALL CURVES SMOOTHLY WITH NO ABRUPT CHANGES AT TANGENT POINTS.
3. ALL CURB RADI ARE 3 FT UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
5. LAYOUT ALL ELEMENTS IN FIELD AND CONTACT OWNER'S REPRESENTATIVE FOR APPROVAL BEFORE BEGINNING ANY CONSTRUCTION.
6. CONTRACTOR TO TAKE ALL PRECAUTIONS TO FIND AND AVOID SITE UTILITIES. ALL UTILITIES ARE NOT SHOWN ON DRAWING. VERIFY LOCATIONS AND CONSIDER SUCH WHEN ESTIMATING.
7. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC UNLESS OTHERWISE NOTED.
8. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE INSTALLED PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
9. ALL SIDEWALK WITHIN THE RIGHT-OF-WAY SHALL BE CONSTRUCTED PER NDOT STANDARD DWG NO. ST-210.
10. SAW CUT LINES SHALL BE DONE IN A STRAIGHT NEAT LINE A MINIMUM OF 18" FROM THE EXISTING EDGE OF PAVEMENT.
11. ALL TREE GRATES SHALL BE ADA COMPLIANT AND H20 TRAFFIC RATED.
12. REFER TO SITE LANDSCAPE PLANS BY OTHERS FOR STREETSCAPE DETAILS.

**NDOT NOTES**

1. THE DEVELOPER'S FINAL CONSTRUCTION DRAWINGS SHALL COMPLY WITH THE DESIGN REGULATIONS ESTABLISHED BY THE DEPARTMENT OF PUBLIC WORKS, IN EFFECT AT THE TIME OF APPROVAL OF THE PRELIMINARY DEVELOPMENT PLAN OR FINAL DEVELOPMENT PLAN OR BUILDING PERMIT, AS APPLICABLE. FINAL DESIGN MAY VARY BASED ON FIELD CONDITIONS.
2. ALL ROW DEDICATIONS ARE TO BE RECORDED PRIOR TO ISSUANCE OF THE BUILDING PERMITS. STORMWATER DISCHARGES ARE TO BE COORDINATED WITH NDOT AND METRO STORMWATER. POINT SOURCE DISCHARGE WILL NOT BE PERMITTED.

**DESIGN STANDARDS NOTES**

1. BUILDING FACADES FRONTING A STREET SHALL PROVIDE A MINIMUM OF ONE PRINCIPAL ENTRANCE (DOORWAY) AND A MINIMUM OF 15% GLAZING.
2. WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATIO OF 1.5:1 OR GREATER, EXCEPT FOR DORMERS.
3. BUILDING FACADES SHALL BE CONSTRUCTED OUT OF BRICK, BRICK VENEER, STONE, CAST STONE, CEMENTITIOUS SIDING, GLASS, OR MATERIALS SUBSTANTIALLY SIMILAR IN FORM AND FUNCTION, UNLESS OTHERWISE APPROVED.
4. PORCHES SHALL PROVIDE A MINIMUM OF SIX FEET OF DEPTH.
5. A RAISED FOUNDATION OF 18"-36" IS REQUIRED FOR ALL RESIDENTIAL STRUCTURES.

**OWNER CHART**

OWNER	TAX PARCEL NO.	PARCEL #	ADDRESS
SOUTHFIELD PROPERTIES	11400023900	239	620 OLD HICKORY BLVD, NASHVILLE, TN 37209
SOUTHFIELD PROPERTIES	11400020500	205	618 OLD HICKORY BLVD, NASHVILLE, TN 37209
SOUTHFIELD PROPERTIES	11400031300	313	616 OLD HICKORY BLVD, NASHVILLE, TN 37209
AM INVESTORS NO 2 LLC & NORWOOD MANOR, LLC.	11400020800	208	7315 SONYA DR, NASHVILLE, TN 37209

**PRELIMINARY DEVELOPMENT SCHEDULE**

GRADING PERMIT / SITE WORK	MONTH 0
BUILDING PERMIT / BUILDING CONSTRUCTION START	MONTH 2
CONSTRUCTION COMPLETION / CO / PROJECT OPENING	MONTH 30

**STREAM BUFFER NOTES**

THE BUFFER ALONG WATERWAYS WILL BE AN AREA WHERE THE SURFACE IS LEFT IN A NATURAL STATE AND IS NOT DISTURBED BY CONSTRUCTION ACTIVITY. THIS IS IN ACCORDANCE WITH THE STORMWATER MANAGEMENT MANUAL VOLUME 1 - REGULATIONS.

**LANDSCAPING NOTES**

1. A 20' TYPE B1 BUFFER, 30' TYPE C3 BUFFER, AND A 20' TYPE C3 BUFFER, IS PROVIDED WHERE THE SHOWN ON THE SITE PLAN. PROPOSED LANDSCAPING WILL SATISFY ALL PARKING AND DUMPSTER SCREENING REQUIREMENTS OF CHAPTER 17.24.
2. LANDSCAPING AND TREE DENSITY REQUIREMENTS PER METRO ZONING ORDINANCE.

**PURPOSE NOTE**

THE PURPOSE OF THIS SP IS TO RECEIVE PRELIMINARY APPROVAL TO PERMIT A MULTI-FAMILY DEVELOPMENT TO INCLUDE UP TO 175 MULTI-FAMILY RESIDENTIAL UNITS.

**HATCH LEGEND**

	CONCRETE PAVEMENT
	CONCRETE DRIVEWAY
	DETENTION AREA
	BIORETENTION AREA
	HEAVY DUTY ASPHALT
	LIGHT DUTY ASPHALT
	TDEC STREAM BUFFER
	ROW DEDICATION

**SITE DATA TABLE**

SITE ADDRESS		OLD HICKORY BLVD AND SONYA DRIVE	
TAX MAP	MAP 114, PARCEL 205, 208, 239, 313		
OVERALL AREA	EXISTING	PROPOSED	
SITE AREA	± 28.67 AC	± 28.64 AC	
DISTURBED AREA	N/A	± 28.62 AC	
DEDICATED R.O.W. AREA	N/A	± 0.03 AC	
IMPERVIOUS AREA	± 0.32 AC	± 12.30 AC	
PERVIOUS AREA	± 28.35 AC	± 16.34 AC	
<b>BUILDING DATA</b>			
USE	MULTIFAMILY RESIDENTIAL		
TOTAL BUILDING AREA	227,500 SF		
RESIDENTIAL BUILDING AREA	221,000 SF		
CLUBHOUSE/LEASING OFFICE AREA	6,500 SF		
MAX. BUILDING HEIGHT	3 STORIES		
ISR	0.43		
F.A.R.	0.21		
UNIT DENSITY	6.11 UNITS/ACRES		
TOTAL UNITS	175 UNITS		
2 BEDROOM UNITS W/ 1 CAR GARAGE	60		
3 BEDROOM UNITS W/ 1 CAR GARAGE	58		
3 BEDROOM UNITS W/ 2 CAR GARAGE	42		
4 BEDROOM UNITS W/ 2 CAR GARAGE	15		
<b>PARKING DATA</b>			
REQUIRED PARKING			
2 SPACES / 2 BEDROOM UNIT	120 SPACES		
2.5 SPACES / 3 BEDROOM UNIT	250 SPACES		
3 SPACES / 4 BEDROOM UNIT	45 SPACES		
TOTAL REQUIRED	415 SPACES		
PROVIDED PARKING			
GARAGE PARKING	232 SPACES		
PRIVATE SURFACE PARKING	175 SPACES		
PUBLIC SURFACE PARKING	58 SPACES		
TOTAL PROVIDED	465 SPACES		

CASE NO.: 2019SP-007-003

GRAPHIC SCALE IN FEET  
0 30 60 120



**Kimley»Horn**

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**SONYA DRIVE  
DEBARTOLO DEVELOPMENT  
NASHVILLE, TENNESSEE**

**DRAFT  
PRELIMINARY  
PLANS  
FOR REVIEW ONLY**

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DESIGNED BY: TLL  
DRAWN BY: NGS  
CHECKED BY: MMc  
DATE: 02/22/2022  
KIMLEY-HORN PROJECT NO. 019898001

SITE LAYOUT - OVERALL

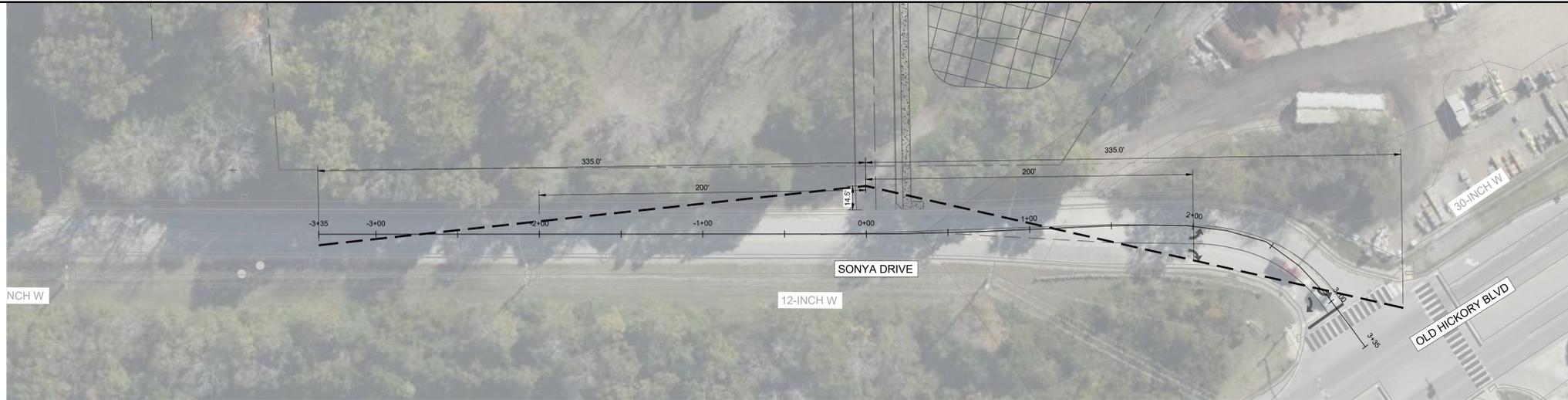
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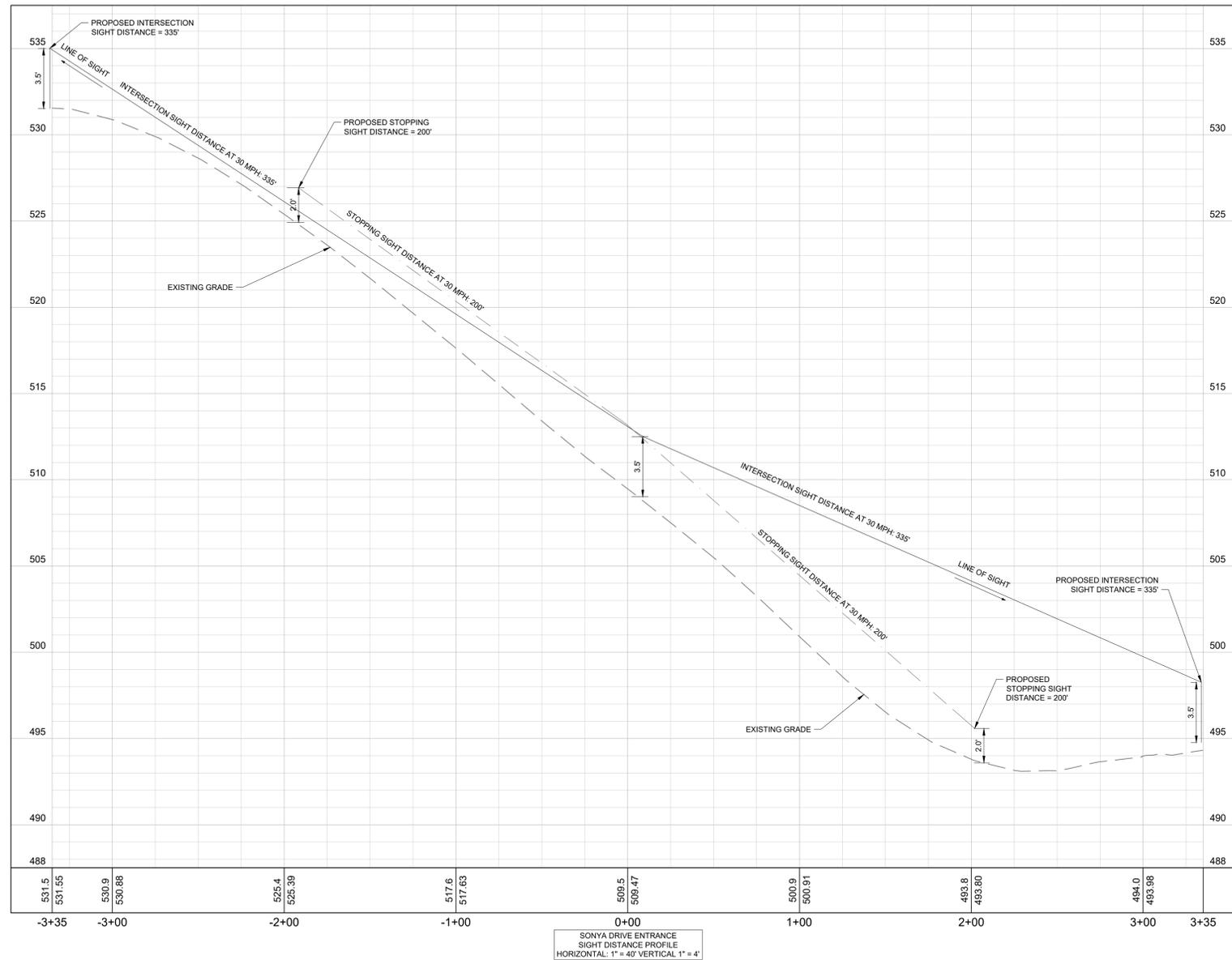
**FINAL SP NOTE**

1. THE FINAL SITE PLAN/BUILDING PERMIT SITE PLAN SHALL DEPICT THE REQUIRED PUBLIC SIDEWALKS, ANY REQUIRED GRASS STRIP OR FRONTAGE ZONE AND THE LOCATION OF ALL EXISTING AND PROPOSED VERTICAL OBSTRUCTIONS WITHIN THE REQUIRED SIDEWALK AND GRASS STRIP OR FRONTAGE ZONE. PRIOR TO THE ISSUANCE OF USE AND OCCUPANCY PERMITS, EXISTING VERTICAL OBSTRUCTIONS SHALL BE RELOCATED OUTSIDE OF THE REQUIRED SIDEWALK. VERTICAL OBSTRUCTIONS ARE ONLY PERMITTED WITHIN THE REQUIRED GRASS STRIP OR FRONTAGE ZONE.
2. LOADING ZONE LAYOUT AND CONFIGURATION SHALL BE FINALIZED AT FINAL SP. LAYOUT SHALL BE BASED ON THE EXPECTED SITE NEEDS AND SHALL ACCOMMODATE AN SU-30 DESIGN VEHICLE AT A MINIMUM.
3. BICYCLE PARKING SPACES SHALL BE FINALIZED AT FINAL SP. WHERE SUBSURFACE CONDITIONS MAKE BICYCLE PARKING DIFFICULT OR INFEASIBLE, THE ZONING ADMINISTRATOR BASED ON A RECOMMENDATION FROM THE PLANNING DEPARTMENT, MAY REDUCE OR WAIVE THE REQUIRED BICYCLE PARKING AND/OR MAY APPROVE DIFFERENT DESIGN AND LOCATIONS FOR REQUIRED BICYCLE PARKING AREAS.

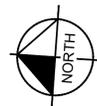
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**SIGHT DISTANCE - SONYA DRIVE**  
30 MPH - 1" = 40'



SONYA DRIVE ENTRANCE  
SIGHT DISTANCE PROFILE  
HORIZONTAL: 1" = 40' VERTICAL 1" = 4'

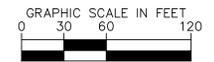
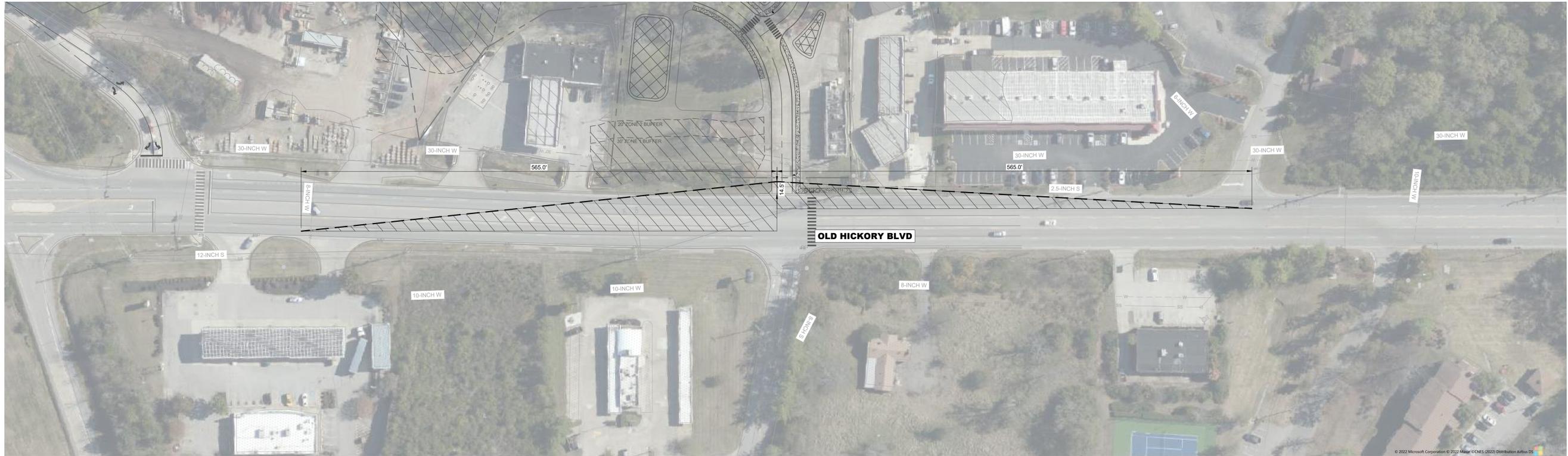


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DESIGNED BY:	TLL
DRAWN BY:	NGS
CHECKED BY:	MMc
DATE:	02/22/2022
KIMLEY-HORN PROJECT NO. 019898001	

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**SIGHT DISTANCE - OLD HICKORY BOULEVARD**  
45 MPH - 1" = 60'



**DRAFT  
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SIGHT DISTANCE  
EXHIBIT - OLD HICKORY  
BLVD

SHEET NUMBER  
**C2-21**

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THE LOT LIES WITHIN STATE 40 RIGHT OF WAY VARIATION FOUND ON FOUND (IRON PIPES).

DRAINAGE EASEMENT VARIOUS REFERENCES EXCEPTION 11



### STREAM BUFFER NOTES

THE BUFFER ALONG WATERWAYS WILL BE AN AREA WHERE THE SURFACE IS LEFT IN A NATURAL STATE AND IS NOT DISTURBED BY CONSTRUCTION ACTIVITY. THIS IS IN ACCORDANCE WITH THE STORMWATER MANAGEMENT MANUAL VOLUME 1 - REGULATIONS.

### GRADING NOTES

- CONTRACTOR RESPONSIBLE FOR VERIFYING LOCATION, SIZE, AND ELEVATIONS OF EXISTING UTILITIES AT CONNECTION POINTS PRIOR TO EXCAVATION OR INSTALLATION OF ANY PROPOSED UTILITIES. CONTRACTOR TO IMMEDIATELY NOTIFY OWNER'S REPRESENTATIVE IF DISCREPANCIES ARE FOUND.
- AREAS FOR CONSTRUCTION THAT REQUIRE DE-WATERING FOR EXCAVATION WILL BE DONE AT NO ADDITIONAL COST TO THE OWNER AND IN ACCORDANCE WITH SECTION 4.1.4 OF THE TENNESSEE GENERAL NPDES PERMIT FOR DISCHARGES OF STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
- ADDITIONAL EROSION CONTROL DEVICES TO BE USED AS REQUIRED BY LOCAL INSPECTOR.
- DISTURBED AREAS LEFT IDLE FOR FIVE DAYS, AND NOT TO FINAL GRADE, WILL BE ESTABLISHED TO TEMPORARY VEGETATION. MULCH, TEMPORARY VEGETATION OR PERMANENT VEGETATION SHALL BE COMPLETED ON ALL EXPOSED AREAS WITHIN 14 DAYS AFTER DISTURBANCE. ALL AREAS TO FINAL GRADE WILL BE ESTABLISHED TO PERMANENT VEGETATION UPON COMPLETION.
- WHEN HAND PLANTING, MULCH (HAY OR STRAW) SHOULD BE UNIFORMLY SPREAD OVER SEEDED AREA WITHIN 24 HOURS OF SEEDING. IF UNABLE TO ACCOMPLISH, MULCH SHALL BE USED AS A TEMPORARY COVER. CONCENTRATED FLOW AREAS AND ALL SLOPES STEEPER THAN 2.5:1 AND WITH A HEIGHT OF TEN FEET OR GREATER (DOES NOT APPLY TO RETAINING WALLS), AND CUTS AND FILLS WITHIN BUFFER AREAS SHALL BE STABILIZED WITH THE APPROPRIATE EROSION CONTROL MATTING OR BLANKETS.
- THE GRADING PERMIT MUST BE DISPLAYED ON SITE AT ALL TIMES DURING CONSTRUCTION AND IN PLAIN VIEW FROM A PUBLIC ROAD OR STREET.
- EROSION AND SEDIMENT CONTROL DEVICES MUST BE DISPLAYED AND INSPECTED PRIOR TO ANY GRADING ON SITE. THE CONTRACTOR MUST CALL FOR AN INSPECTION TO OBTAIN A PERMIT TO GRADE. PLEASE CALL WITH ENOUGH LEAD-TIME FOR AN INSPECTION TO MEET YOUR SCHEDULE.
- SEDIMENT/EROSION CONTROL DEVICES MUST BE INSPECTED ACCORDING TO LOCAL AND STATE REQUIREMENTS AND AS STIPULATED IN THE STORMWATER POLLUTION PREVENTION PLAN. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED ONE HALF THE CAPACITY OF THE DEVICE. ADDITIONAL DEVICES MAY BE NECESSARY AS THE PROJECT PROGRESSES AND NEW CHANNELS HAVE DEVELOPED.
- THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
- EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION CONTROL AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
- CONTRACTOR SHALL REVIEW SITE GEOTECHNICAL REPORT BEFORE COMMENCING GRADING OPERATIONS.
- SEED ALL DISTURBED AREAS UNLESS OTHERWISE NOTED AS PART OF THIS CONTRACT. REFER TO LANDSCAPING PLANS FOR AREAS TO RECEIVE SO.
- INSTALL 500 OR RIPRAP IN SWALES AS INDICATED ON GRADING PLANS AND EROSION CONTROL PLANS.
- TOPSOIL ON SITE TO BE STRIPPED AND STOCKPILED FOR REUSE IN LAWN AREAS.
- ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND/OR OTHER WATER QUALITY MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR'S OR PROPERTY OWNER'S FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR CONTRACTOR.
- UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED BY THE OWNER, DESIGNER, OR THEIR REPRESENTATIVES. BEFORE YOU DIG CALL ONE CALL-811 OR 1-800-752-6907.
- THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT RESULT FROM THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY UNDERGROUND UTILITIES TO REMAIN.

### METRO STORMWATER NOTES

**FEMA NOTE:** THIS LOT DOES NOT LIE IN AN AREA DESIGNATED AS A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 47037C033H, EFFECTIVE 4/8/2017.

- CONSTRUCTION SCHEDULE:**
- PRE-CONSTRUCTION MEETING
  - INSTALLATION OF EROSION CONTROL MEASURES
  - EROSION INSPECTION BY EPSC AND METRO
  - ISSUANCE OF GRADING PERMIT
  - CONSTRUCTION

CONSTRUCTION SHALL BE COMPLETED WITHIN 12 MONTHS OF THE GRADING PERMIT BEING ISSUED. IF CONSTRUCTION IS NOT COMPLETE IN THAT AMOUNT OF TIME, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO APPLY FOR AN EXTENSION OF THE GRADING PERMIT.

**TDEC NOTICE OF COVERAGE NOTE:** THIS PROJECT DOES NOT DISTURB MORE THAN 1 ACRE AND IS REQUIRED TO APPLY FOR A NOTICE OF COVERAGE UNDER THE TENNESSEE GENERAL CONSTRUCTION PERMIT FROM TDEC.

THE TOTAL DISTURBED AREA IS ±28.62 ACRES.

### GRADING PLAN LEGEND

- SPOT ELEVATION
  - HP HIGH POINT
  - TC TOP OF CURB
  - TW TOP OF WALL
  - INVERT
  - LP LOW POINT
  - BC BOTTOM OF CURB / GUTTER LINE
  - BW BOTTOM OF EXPOSED WALL
  - RW TOP OF GRADE / COVER
- FINISH FLOOR ELEVATION
- EXISTING CONTOUR
- PROPOSED CONTOUR

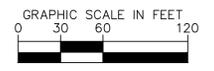
### EXISTING UTILITIES NOTE

CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES AND/OR CONFLICTS WITH EXISTING OR PROPOSED UTILITIES PRIOR TO PROCEEDING.

### STORMWATER NOTE

SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 18" RCP).

CASE NO.: 2019SP-007-003



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GRADING AND DRAINAGE PLAN - OVERALL

SHEET NUMBER  
**C4-00**